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Attorney for Debtor Jamie Lynn Gallian

**UNITED STATES BANKRUPTCY COURT**  
**CENTRAL DISTRICT OF CALIFORNIA**

In Re	) <b>BK Case No. 8:21-bk-11710-SC</b>
	)
	) <b>Chapter 7</b>
	)
JAMIE LYNN GALLIAN	) <b>APPELLANT'S DESIGNATION OF</b>
	) <b>RECORD ON APPEAL [Docket 600]</b>
	)
Debtor.	)
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TO THE COURT AND INTERESTED PARTIES: Debtor/Appellant, Jamie Lynn Gallian, hereby submits her Designation of Record on Appeal which is attached hereto.

Dated: April 28, 2025

CHRISTOPHER L. BLANK, ATTORNEY  
AT LAW, PC

By: /s/Christopher L. Blank  
Christopher L. Blank, Attorney for Debtor  
Jamie Lynn Gallian

**LIST OF DESIGNATED DOCUMENTS**

<b>Filing Date</b>	<b>#</b>	<b>Docket Text</b>
01/31/2025	<a href="#">538</a> (89 pgs)	Motion for Turnover of Property - <i>Chapter 7 Trustee's Notice of Motion and Motion for Order Compelling Debtor and Any Other Occupants to Vacate and Turn Over Manufactured Home and Authorizing Issuance of Writ of Assistance; Memorandum of Points and Authorities, Declaration of Jeffrey I. Golden and Request for Judicial Notice; proof of service</i> Filed by Trustee Jeffrey I Golden (TR) (Israel, Eric) (Entered: 01/31/2025)
01/31/2025	<a href="#">539</a> (160 pgs; 3 docs)	Motion to Sell Property of the Estate Free and Clear of Liens under Section 363(f) <i>Trustees Notice of Motion and Motion to Authorize Sale of Manufactured Home Currently Located at 16222 Monterey Lane, Space 376, Huntington Beach, CA 92649, Decal No. LBM1081, Free and Clear of Liens and Homestead Exemption; Memorandum of Points and Authorities, Declarations of Jeffrey I. Golden and Greg Bingham and Request for Judicial Notice in Support Thereof, With Proof of Service. Fee Amount \$199, Filed by Trustee Jeffrey I Golden (TR) (Attachments: # <a href="#">1</a> Exhibit Exhibits 1 to 12 # <a href="#">2</a> Proof of Service)</i> (Israel, Eric) (Entered: 01/31/2025)
01/31/2025	<a href="#">542</a> (12 pgs)	Notice of Hearing <i>Trustee's Notice of Hearing on Motion to Authorize Sale of Manufactured Home Currently Located at 16222 Monterey Lane, space 376, Huntington Beach, CA 92649, Decal No. LBM1081, Free and Clear of Liens and Homestead Exemption, With Proof of Service</i> Filed by Trustee Jeffrey I Golden (TR) (RE: related document(s) <a href="#">539</a> Motion to Sell Property of the Estate Free and Clear of Liens under Section 363(f) <i>Trustees Notice of Motion and Motion to Authorize Sale of Manufactured Home Currently Located at 16222 Monterey Lane, Space 376, Huntington Beach, CA 92649, Decal No. LBM1081, Free and Clear of Liens and Homestead Exemption; Memorandum of Points and Authorities, Declarations of Jeffrey I. Golden and Greg Bingham and Request for Judicial Notice in Support Thereof, With Proof of Service.</i>

		Fee Amount \$199, Filed by Trustee Jeffrey I Golden (TR) (Attachments: # 1 Exhibit Exhibits 1 to 12 # 2 Proof of Service)). (Israel, Eric) (Entered: 01/31/2025)
01/31/2025	<a href="#">543</a> (9 pgs)	Notice of Hearing <i>Chapter 7 Trustee's Notice of Hearing on Motion for Order Compelling Debtor and any other Occupants to Vacate and Turn Over Manufactured Home and Authorizing Issuance of Writ of Assistance, With Proof of Service</i> Filed by Trustee Jeffrey I Golden (TR) (RE: related document(s) <a href="#">538</a> Motion for Turnover of Property - <i>Chapter 7 Trustee's Notice of Motion and Motion for Order Compelling Debtor and Any Other Occupants to Vacate and Turn Over Manufactured Home and Authorizing Issuance of Writ of Assistance; Memorandum of Points and Authorities, Declaration of Jeffrey I. Golden and Request for Judicial Notice; proof of service</i> Filed by Trustee Jeffrey I Golden (TR)). (Israel, Eric) (Entered: 01/31/2025)
02/13/2025	<a href="#">551</a> (4 pgs)	Notice Joinder in Support of Trustee's Motion and Motion to Authorize Sale of Manufactured Home Currently Located at 16222 Monterey Lane, Space 376, Huntington Beach, CA 92649, Decal No. LBM1081, Free and Clear of Liens and Homestead Exemption; with Proof of Service Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates (RE: related document(s) <a href="#">539</a> Motion to Sell Property of the Estate Free and Clear of Liens under Section 363(f) <i>Trustees Notice of Motion and Motion to Authorize Sale of Manufactured Home Currently Located at 16222 Monterey Lane, Space 376, Huntington Beach, CA 92649, Decal No. LBM1081, Free and Clear of Liens and Homestead Exemption; Memorandum of Points and Authorities, Declarations of Jeffrey I. Golden and Greg Bingham and Request for Judicial Notice in Support Thereof, With Proof of Service.</i> Fee Amount \$199, Filed by Trustee Jeffrey I Golden (TR) (Attachments: # 1 Exhibit Exhibits 1 to 12 # 2 Proof of Service)). (Hays, D) (Entered: 02/13/2025)
02/13/2025	<a href="#">552</a> (12 pgs)	Notice of Joinder in Support of Trustee's Motion and Motion for Order Compelling Debtor and Any

		<p><i>Other Occupants to Vacate and Turn Over Manufactured Home and Authorizing Issuance of Writ of Assistance; with Proof of Service Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates (RE: related document(s) <a href="#">538</a> Motion for Turnover of Property - Chapter 7 Trustee's Notice of Motion and Motion for Order Compelling Debtor and Any Other Occupants to Vacate and Turn Over Manufactured Home and Authorizing Issuance of Writ of Assistance; Memorandum of Points and Authorities, Declaration of Jeffrey I. Golden and Request for Judicial Notice; proof of service Filed by Trustee Jeffrey I Golden (TR)). (Hays, D) (Entered: 02/13/2025)</i></p>
02/18/2025	<p><a href="#">553</a> (6 pgs)</p>	<p>Substitution of attorney Filed by Debtor Jamie Lynn Gallian. (Blank, Christopher) (Entered: 02/18/2025)</p>
02/18/2025	<p><a href="#">554</a> (52 pgs)</p>	<p>Opposition to (related document(s): <a href="#">538</a> Motion for Turnover of Property -Chapter 7 Trustee's Notice of Motion and Motion for Order Compelling Debtor and Any Other Occupants to Vacate and Turn Over Manufactured Home and Authorizing Issuance of Writ of Assistance; Memorandum of Points a filed by Trustee Jeffrey I Golden (TR), <a href="#">539</a> Motion to Sell Property of the Estate Free and Clear of Liens under Section 363(f) Trustees Notice of Motion and Motion to Authorize Sale of Manufactured Home Currently Located at 16222 Monterey Lane, Space 376, Huntington Beach, CA 92649, Decal No. filed by Trustee Jeffrey I Golden (TR), <a href="#">551</a> Notice filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates, <a href="#">552</a> Notice filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates) Filed by Debtor Jamie Lynn Gallian (Blank, Christopher) (Entered: 02/18/2025)</p>
02/25/2025	<p><a href="#">558</a> (59 pgs)</p>	<p>Reply to (related document(s): <a href="#">538</a> Motion for Turnover of Property -Chapter 7 Trustee's Notice of Motion and Motion for Order Compelling Debtor and Any Other Occupants to Vacate and Turn Over Manufactured Home and Authorizing Issuance of Writ of Assistance; Memorandum of Points a filed by Trustee Jeffrey I Golden</p>

		(TR), <a href="#">539</a> Motion to Sell Property of the Estate Free and Clear of Liens under Section 363(f) Trustees Notice of Motion and Motion to Authorize Sale of Manufactured Home Currently Located at 16222 Monterey Lane, Space 376, Huntington Beach, CA 92649, Decal No. filed by Trustee Jeffrey I Golden (TR)) Joint Omnibus Reply in Support of (1) Motion for Order Compelling Debtor and Any Other Occupants to Vacate and Turn Over Manufactured Home and Authorizing Issuance of Writ of Assistance; and (2) otion to Sell Property of the Estate Free and Clear of Liens under Section 363(f) Trustees Notice of Motion and Motion to Authorize Sale of Manufactured Home Currently Located at 16222 Monterey Lane, Space 376, Huntington Beach, CA 92649, Decal No. LBM1081, Free and Clear of Liens and Homestead Exemption; with Proof of Service Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates (Hays, D) (Entered: 02/25/2025)
02/25/2025	<a href="#">559</a> (10 pgs)	Objection (related document(s): <a href="#">554</a> Opposition filed by Debtor Jamie Lynn Gallian) <i>Joint Evidentiary Objections to Declaration of Jamie Lynn Gallian in Support of Debtor's Omnibus Opposition to Trustee's Motions to Sell and For Turnover of Property and Houser Joinders; with Proof of Service</i> Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates (Barnhardt, Bradford) (Entered: 02/25/2025)
02/28/2025	<a href="#">560</a> (8 pgs)	Supplemental Supplemental Declaration Of Greg Bingham Re Receipt Of Overbid Re Chapter 7 Trustee's Motion To Authorize Sale Of Manufactured Home Currently Located At 16222 Monterey Lane, Space 376, Huntington Beach, CA 92649, Decal No. LBM 1081, Free And Clear Of Liens And Homestead Exemption (Docket No. 539) Filed by Trustee Jeffrey I Golden (TR). (Israel, Eric) (Entered: 02/28/2025)
03/03/2025	<a href="#">562</a> (14 pgs)	Motion To Stay Pending Appeal (related documents <a href="#">538</a> Motion for Turnover of Property, <a href="#">539</a> Motion to Sell Property of the Estate Free and Clear of Liens under Section 363(f) - Fee) Filed by Debtor Jamie Lynn Gallian (Blank, Christopher) (Entered: 03/03/2025)

03/07/2025	<a href="#">565</a> (37 pgs)	Notice of lodgment re: <i>Proposed Findings of Fact and Conclusions of Law with Proof of Service</i> Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates (RE: related document(s) <a href="#">538</a> Motion for Turnover of Property - <i>Chapter 7 Trustee's Notice of Motion and Motion for Order Compelling Debtor and Any Other Occupants to Vacate and Turn Over Manufactured Home and Authorizing Issuance of Writ of Assistance; Memorandum of Points a, <a href="#">539</a> Motion to Sell Property of the Estate Free and Clear of Liens under Section 363(f) Trustees Notice of Motion and Motion to Authorize Sale of Manufactured Home Currently Located at 16222 Monterey Lane, Space 376, Huntington Beach, CA 92649, Decal No.). (Barnhardt, Bradford) (Entered: 03/07/2025)</i>
03/07/2025	<a href="#">566</a> (8 pgs)	Declaration re: <i>Gregory A. Peplin re: Good Faith Purchaser with proof of service</i> Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates (RE: related document(s) <a href="#">539</a> Motion to Sell Property of the Estate Free and Clear of Liens under Section 363(f) <i>Trustees Notice of Motion and Motion to Authorize Sale of Manufactured Home Currently Located at 16222 Monterey Lane, Space 376, Huntington Beach, CA 92649, Decal No.). (Barnhardt, Bradford) (Entered: 03/07/2025)</i>
03/07/2025	<a href="#">567</a> (14 pgs)	Notice of lodgment <i>Debtor's Proposed Findings of Fact and Conclusions of Law</i> Filed by Debtor Jamie Lynn Gallian (RE: related document(s) <a href="#">538</a> Motion for Turnover of Property - <i>Chapter 7 Trustee's Notice of Motion and Motion for Order Compelling Debtor and Any Other Occupants to Vacate and Turn Over Manufactured Home and Authorizing Issuance of Writ of Assistance; Memorandum of Points a, <a href="#">539</a> Motion to Sell Property of the Estate Free and Clear of Liens under Section 363(f) Trustees Notice of Motion and Motion to Authorize Sale of Manufactured Home Currently Located at 16222 Monterey Lane, Space 376, Huntington Beach, CA 92649, Decal No.). (Blank, Christopher) (Entered: 03/07/2025)</i>

03/12/2025	<a href="#">568</a> (6 pgs)	Opposition to (related document(s): <a href="#">566</a> Declaration filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates) Filed by Debtor Jamie Lynn Gallian (Blank, Christopher) (Entered: 03/12/2025)
03/13/2025	<a href="#">569</a> (3 pgs)	Order Vacating Auction Results From March 4, 2025, Hearing And Setting New Auction Date Of March 27, 2025. IT IS ORDERED: The Solution To Ensure Undivided Loyalty, Avoid Conflicts And To Provide Full Transparency, Is To VACATE The Auction Results Of March 4, 2025, And Order That A SECOND AUCTION Shall Be Held On March 27, 2025, At 10:00 A.M. With Prior Full Disclosures Of Broker Representations Of Any Buyers And Supporting Declarations Regarding Any Conversations That Have Occurred Between Any Buyer And/Or Broker. Any Further Disclosures And Supporting Evidence Must Be Filed By No Later Than March 20, 2025. (Hearing To Be Held In Courtroom 5C, Located At 411 West Fourth Street, Santa Ana, CA 92701) (SEE ORDER FOR FURTHER RULING) (BNC-PDF) (Related Doc # <a href="#">539</a> ) Signed on 3/13/2025 (NB8) (Entered: 03/13/2025)
03/14/2025	<a href="#">570</a> (12 pgs)	<i>Notice Of Entry Of Order Vacating Auction Results And Rescheduling Auction (Docket No. 569)</i> Filed by Trustee Jeffrey I Golden (TR) (RE: related document(s) <a href="#">569</a> Order Vacating Auction Results From March 4, 2025, Hearing And Setting New Auction Date Of March 27, 2025. IT IS ORDERED: The Solution To Ensure Undivided Loyalty, Avoid Conflicts And To Provide Full Transparency, Is To VACATE The Auction Results Of March 4, 2025, And Order That A SECOND AUCTION Shall Be Held On March 27, 2025, At 10:00 A.M. With Prior Full Disclosures Of Broker Representations Of Any Buyers And Supporting Declarations Regarding Any Conversations That Have Occurred Between Any Buyer And/Or Broker. Any Further Disclosures And Supporting Evidence Must Be Filed By No Later Than March 20, 2025. (Hearing To Be Held In Courtroom 5C, Located At 411 West Fourth Street, Santa Ana, CA 92701) (SEE ORDER FOR FURTHER RULING) (BNC-PDF) (Related Doc # <a href="#">539</a> ) Signed on



		3/13/2025 (NB8)). (Israel, Eric) (Entered: 03/14/2025)
03/18/2025	<a href="#">573</a> (4 pgs)	Notice of sale of estate property (LBR 6004-2) Manufactured home described as a 2014 Skyline Custom Villa, Decal No. LBM1081, presently located at 16222 Monterey Lane, Space 376, Huntington Beach, CA 92649. Filed by Trustee Jeffrey I Golden (TR). (Israel, Eric) (Entered: 03/18/2025)
03/20/2025	<a href="#">577</a> (26 pgs)	Declaration re: <i>Supplemental Declaration Of Gregory A. Peplin Re Courts Order Vacating March 4, 2025 Auction Results And Re-Setting Auction For March 27, 2025 (Docket No. 569)</i> Filed by Trustee Jeffrey I Golden (TR) (RE: related document(s) <a href="#">569</a> Order on Motion To Sell (BNC-PDF)). (Israel, Eric) (Entered: 03/20/2025)
03/20/2025	<a href="#">578</a> (69 pgs)	Declaration re: <i>Supplemental Declaration Of Greg Bingham Re Marketing Efforts After Vacating March 4, 2025 Auction Results And Scheduling New Auction Re Manufactured Home Currently Located At 16222 Monterey Lane, Space 376, Huntington Beach, Ca 92649, Decal No. LBM1081 (Docket No. 569)</i> Filed by Trustee Jeffrey I Golden (TR) (RE: related document(s) <a href="#">569</a> Order on Motion To Sell (BNC-PDF)). (Israel, Eric) (Entered: 03/20/2025)
03/24/2025	<a href="#">580</a> (8 pgs)	Declaration re: <i>Declaration Of Lori Alvarez Re Courts Order Vacating March 4, 2025 Auction Results And Re-Setting Auction For March 27, 2025 (Docket No. 569)</i> Filed by Trustee Jeffrey I Golden (TR) (RE: related document(s) <a href="#">569</a> Order on Motion To Sell (BNC-PDF)). (Israel, Eric) (Entered: 03/24/2025)
03/25/2025	<a href="#">581</a> (28 pgs)	<i>Supplemental Compendium of Out of Circuit Cases re Trustee's Motion for Sale [Docket 539]</i> Filed by Debtor Jamie Lynn Gallian. (Blank, Christopher) - See docket entry no.: 582 for corrections Modified on 3/26/2025 (NB8). (Entered: 03/25/2025)
03/26/2025	<a href="#">583</a> (5 pgs)	<i>Notice of Errata</i> Filed by Debtor Jamie Lynn Gallian (RE: related document(s) <a href="#">581</a> <i>Supplemental Compendium of</i>



		<i>Out of Circuit Cases re Trustee's Motion for Sale [Docket 539] Filed by Debtor Jamie Lynn Gallian. (Blank, Christopher) - See docket entry no.: 582 for corrections Modified on 3/26/2025 (NB8).). (Blank, Christopher) (Entered: 03/26/2025)</i>
03/28/2025	<a href="#">585</a> (4 pgs)	<p>Order Establishing Evidentiary Hearing For Interested Parties To Provide Further Evidence In Support Or Opposition To A Determination Of A Section 363(m) Finding With Respect To The Successful Buyer Of Manufactured Home Currently Located At 16222 Monterey Lane, Space 376, Huntington Beach, CA 92649, Decal No. LBM1081. - IN PERSON ONLY NO ROMOTE HEARING. IT IS ORDERED: The Court Finds Good Cause, In The Interest Of The Bankruptcy Process, To Permit Any Party, Including Debtor, Additional Time To Further Address Their Positions And Present Evidence On This Particular Subject On The Record. For This Reason, The Court Hereby Sets An EVIDENTIARY HEARING On The Matter Of The Request For A Section 363(m) Finding On APRIL 10, 2025, AT 1:30 P.M. In Courtroom 5C. The HEARING Shall Be IN PERSON ONLY And No Remote Hearing Opportunities Will Be Afforded To The Parties Or Witnesses. The BRIEFING SCHEDULE Shall Be As Follows: 1. The EVIDENTIARY HEARING Will Be Held On APRIL 10, 2025, AT 9:30 A.M. In Courtroom 5C. 2. An Evidentiary Hearing Brief Shall Be Filed And Served By All Parties Opposing The Trustee's Request For A Section 363(m) Good Faith Finding By April 4, 2025. 3. Any Brief(s) In Reply To The Opposition(s) May Be Filed And Served By No Later Than April 8, 2025. 4. If Any Witness To Be Presented By Any Party Is Not Physically Present In Courtroom 5C On April 10, 2025, At 9:30 A.M. Their Declaration, And Any Evidence Attached Thereto, Will Be Stricken. 5. No Further Briefing Shall Be Filed Without Good Cause Shown And Without Separate Written Application For Leave To File Further Pleadings. 6. Any Untimely Filed Pleading Will Be Stricken. 7. The Parties Are Cautioned That The Evidentiary Hearing Is Expressly Limited To The Issue Of Whether A Section 363(m) Good Faith Finding Can Be Made As To The Successful Bidder Of The</p>

		Property, Mr. Peplin. (SEE ORDER FOR FURTHER RULING.) (BNC-PDF) (Related Doc # 584 ) Signed on 3/28/2025 (NB8) (Entered: 03/28/2025)
04/04/2025	<a href="#">589</a> (5 pgs)	Brief <i>Evidence and Argument re Good Faith</i> Filed by Debtor Jamie Lynn Gallian. (Blank, Christopher) (Entered: 04/04/2025)
04/05/2025	<a href="#">590</a> (22 pgs)	Proof of service <i>and Exhibit 1 re Debtor's Evidence and Argument re Bad Faith</i> Filed by Debtor Jamie Lynn Gallian (RE: related document(s) <a href="#">589</a> Brief). (Blank, Christopher) (Entered: 04/05/2025)
04/08/2025	<a href="#">591</a> (31 pgs)	Reply to (related document(s): <a href="#">589</a> Brief filed by Debtor Jamie Lynn Gallian) <i>Joint Reply in Support of 11 U.S.C. Section 363(m) Finding re: Gregory A. Peplin; with proof of service</i> Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates (Hays, D) (Entered: 04/08/2025)
04/08/2025	<a href="#">592</a> (44 pgs)	Notice of Unpublished Authority in Support of <i>Joint Reply in Support of 11 U.S.C. Section 363(m) Finding re: Gregory A. Peplin; with Proof of Service</i> Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates (RE: related document(s) <a href="#">591</a> Reply to (related document(s): <a href="#">589</a> Brief filed by Debtor Jamie Lynn Gallian) <i>Joint Reply in Support of 11 U.S.C. Section 363(m) Finding re: Gregory A. Peplin; with proof of service</i> Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates). (Hays, D) (Entered: 04/08/2025)
04/10/2025	<a href="#">593</a> (26 pgs)	ORDER RE: (1) Chapter 7 Trustee's Motion For Order Compelling Debtor And Any Other Occupants To Vacate And Turn Over Manufactured Home And Authorizing Issuance Of Writ Of Assistance (Docket <a href="#">538</a> ). (2) Trustee's Motion To Authorize Sale Of Manufactured Home Currently Located At 16222 Monterey Lane, Space 376, Huntington Beach, CA 92649, Decal No. LBM1081, Free And Clear Of Liens And Homestead Exemption (Docket <a href="#">539</a> ); And (3) Good Faith Finding Pursuant To Section 363(m). IT IS ORDERED: As Set Forth Above, Trustee May Sell The Property And Obtain Turnover Of The Property. Debtor's Objections Are Overruled. Mr.

		<p>Peplin Is The Successful Bidder And Is Awarded The Finding Of A Good Faith Buyer Under Section 363(m). Debtor Has Requested A Denial Of A 6004(h) Waiver To Give Her Time To Preserve Her Appeal Rights, Which Is The Purpose Of 6004(h). However, Debtor, Prior To The Issuance Of This Memorandum Opinion, Has Filed Both A Notice Of Appeal And Motion For A Stay Pending Appeal. The Motion For Stay Pending Appeal Shall Be Addressed In A Separate Order. The Trustee's Request For A Waiver Of Rule 6004(h) Is Granted. (SEE ORDER FOR FURTHER RULING) (BNC-PDF) (Related Doc # <a href="#">539</a> ) Signed on 4/10/2025 (NB8) (Entered: 04/10/2025)</p>
04/10/2025	<p><a href="#">594</a> (15 pgs)</p>	<p>ORDER Denying Motion For Stay Pending Appeal. IT IS ORDERED: For All The Foregoing Reasons, The Court Finds Good Cause To DENY The Motion For Stay Pending Appeal. The Parties Are Ordered To Submit (a) This Order Denying Motion For Stay Pending Appeal And (b) The Order RE (1) Chapter 7 Trustee's Motion For Order Compelling Debtor And Any Other Occupants To Vacate And Turnover Manufactured Home And Authorizing Issuance Of Writ Of Assistance; (2) Trustee's Motion To Authorize Sale Of Manufactured Home; And (3) Good Faith Finding Pursuant To Section 363(m) Entered April 10, 2025 (Docket <a href="#">593</a>) To Any District Court Or Bankruptcy Appellate Panel That Further Considers Any Motion For Stay Pending Appeal. (SEE ORDER FOR FURTHER RULING) (BNC-PDF) Signed on 4/10/2025 (RE: related document(s)<a href="#">562</a> Motion To Stay Pending Appeal filed by Debtor Jamie Lynn Gallian). (NB8) (Entered: 04/10/2025)</p>
04/14/2025	<p><a href="#">597</a> (13 pgs)</p>	<p>Declaration re: <i>Declaration Of Eric P. Israel Requesting Supplemental Orders On: (1) Chapter 7 Trustee's Motion For Order Compelling Debtor And Any Other Occupants To Vacate And Turn Over Of Manufactured Home And Authorizing Issuance Of Writ Of Assistance (Dk. 538); (2) Trustee's Motion To Authorize Sale Of Manufactured Home Currently Located At 16222 Monterey Lane, Space 376, Huntington Beach, CA 92649, Decal No. LBM 1081, Free And Clear Of Liens And Homestead Exemption (Dk.</i></p>

		539) Filed by Trustee Jeffrey I Golden (TR) (RE: related document(s) <a href="#">538</a> Motion for Turnover of Property - <i>Chapter 7 Trustee's Notice of Motion and Motion for Order Compelling Debtor and Any Other Occupants to Vacate and Turn Over Manufactured Home and Authorizing Issuance of Writ of Assistance; Memorandum of Points a, <a href="#">539</a> Motion to Sell Property of the Estate Free and Clear of Liens under Section 363(f) Trustees Notice of Motion and Motion to Authorize Sale of Manufactured Home Currently Located at 16222 Monterey Lane, Space 376, Huntington Beach, CA 92649, Decal No.). (Israel, Eric) (Entered: 04/14/2025)</i>
04/14/2025	<a href="#">598</a> (3 pgs)	Supplemental Order Granting Trustee's Motion To Authorize Sale Of Manufactured Home Currently Located At 16222 Monterey Lane, Space 376, Huntington Beach, CA 92649, Decal No. LBM 1081, Free And Clear Of Liens And Homestead Exemption. IT IS ORDERED: 1. The Sale Motion (Docket <a href="#">539</a> ) Is GRANTED In Its Entirety. 2. The Proposed Overbid Procedures Are APPROVED. 3. The Sale By The Trustee Of The Entirety Of The Manufactured Home Currently Located At 16222 Monterey Lane, Space 376, Huntington Beach, CA 92649, Decal No. LBM 1081 (The "Property"), Including The Interests Of J-Sandcastle, LLC, To Greg Peplin (The "Buyer") For \$276,000.00, Is CONFIRMED On The Terms And Conditions Set Forth In The Sale Motion And In The Purchase And Sale Agreement Attached As Exhibit "1" To The Sale Motion. (SEE ORDER FOR FURTHER RULING) (BNC-PDF) (Related Doc # <a href="#">539</a> ) Signed on 4/14/2025 (NB8) (Entered: 04/14/2025)
04/14/2025	<a href="#">599</a> (3 pgs)	Supplemental Order Granting Trustee's Motion For Order Compelling Turnover Of Manufactured Home Currently Located At 16222 Monterey Lane, Space 376, Huntington Beach, CA 92649, Decal No. LBM1081 (Docket No. <a href="#">538</a> ). IT IS ORDERED: 1. The Turnover Motion (Docket <a href="#">538</a> ) Is GRANTED In Its Entirety. 2. Debtor And Any Other Occupants Of The Property Must Vacate And Turn Over All Possession, Custody And Control Of The Property To The Trustee By April 24, 2025. 3. The Debtor And Any Other

		Occupants Of The Property Must Leave The Property Vacant And In Its Present, Good, Broom-Swept Condition Without Any Refuse, Trash, Or Personal Belongings Remaining. 4. The Debtor And Any Occupants Of The Property Must Provide The Trustee With All Keys To The Property, Along With Any Security Codes And Garage Door And/Or Gate Openers, By April 24, 2025. 5. The Trustee Is Authorized To Prepare A Writ Of Assistance Consistent With This Order For Issuance By The Clerk Of The Court. The Trustee May Levy Or Execute On Such Writ Should The Debtor Or Any Other Occupants Fail To Timely Vacate The Property As Set Forth In This Order. (SEE ORDER FOR FUTHER RULING) (BNC-PDF) (Related Doc # <a href="#">538</a> ) Signed on 4/14/2025 (NB8) (Entered: 04/14/2025)
04/14/2025	<a href="#">600</a> (41 pgs)	Notice of Appeal and Statement of Election to U.S. District Court.(Official Form 417A) . Fee Amount \$298 Filed by Debtor Jamie Lynn Gallian (RE: related document(s) <a href="#">593</a> Order on Motion To Sell (BNC-PDF), <a href="#">598</a> Order on Motion To Sell (BNC-PDF), <a href="#">599</a> Order on Motion for Turnover of Property (BNC-PDF)). Appellant Designation due by 04/28/2025. (Blank, Christopher) (Entered: 04/14/2025)
04/14/2025	<a href="#">601</a> (1 pg)	Original Holographic signature page Notice of Appeal <i>Docket #600</i> Filed by Debtor Jamie Lynn Gallian. (Blank, Christopher) - - See docket entry no.: 602 for corrections Modified on 4/15/2025 (NB8). (Entered: 04/14/2025)
04/15/2025	<a href="#">603</a> (6 pgs)	Original Holographic signature page Debtor's Notice of Appeal [Docket 600] Filed by Debtor Jamie Lynn Gallian. (Blank, Christopher) (Entered: 04/15/2025)
04/15/2025	<a href="#">605</a> (61 pgs; 6 docs)	Notice Of Referral Of Appeal To United States District Court with certificate of mailing (RE: related document(s) <a href="#">600</a> Notice of Appeal and Statement of Election (Official Form 417A) filed by Debtor Jamie Lynn Gallian) (Attachments: # <a href="#">1</a> Notice of Appeal and Statement of Election # <a href="#">2</a> Holographic Signature of Debtor's Counsel on Debtor's Notice of Appeal # <a href="#">3</a> Notice of Transcript(s) Designated for an Appeal

		# <a href="#">4</a> Transcript Order Form # <a href="#">5</a> Amended Order Continuing the Bankruptcy Appellate Panel of the Ninth Circuit) (NB8) (Entered: 04/15/2025)
04/21/2025	<a href="#">608</a> (2 pgs)	Notice Regarding Appeal from Bankruptcy Court. District Court Case 8:25cv00827CV. Originally Filed on 04/21/25. (RE: related document(s) <a href="#">605</a> Notice Of Referral Of Appeal To United States District Court with certificate of mailing (RE: related document(s) <a href="#">600</a> Notice of Appeal and Statement of Election (Official Form 417A) filed by Debtor Jamie Lynn Gallian) (Attachments: # 1 Notice of Appeal and Statement of Election # 2 Holographic Signature of Debtor's Counsel on Debtor's Notice of Appeal # 3 Notice of Transcript(s) Designated for an Appeal # 4 Transcript Order Form # 5 Amended Order Continuing the Bankruptcy Appellate Panel of the Ninth Circuit) (NB8)). (DG) (Entered: 04/21/2025)
04/22/2025	<a href="#">609</a> (2 pgs)	Assignment notice of USDC case/judge to appeal - Assigned USDC Case No.: 8:25-cv-00827-CV (filed at United States District Court on 4/21/2025) (RE: related document(s) <a href="#">600</a> Notice of Appeal and Statement of Election (Official Form 417A) filed by Debtor Jamie Lynn Gallian) (NB8) (Entered: 04/22/2025)
04/28/2025	<a href="#">610</a> (1 pg)	Transcript Order Form related to an Appeal, regarding Hearing Date 03/04/2025 Filed by Debtor Jamie Lynn Gallian. (Blank, Christopher) (Entered: 04/28/2025)
04/28/2025	<a href="#">611</a> (1 pg)	Transcript Order Form related to an Appeal, regarding Hearing Date 03/27/25 Filed by Debtor Jamie Lynn Gallian. (Blank, Christopher) (Entered: 04/28/2025)
04/28/2025	<a href="#">612</a> (1 pg)	Transcript Order Form related to an Appeal, regarding Hearing Date 04/10/2025 Filed by Debtor Jamie Lynn Gallian. (Blank, Christopher) (Entered: 04/28/2025)
04/28/2025	<a href="#">613</a> (6 pgs)	Notice of transcripts Filed by Debtor Jamie Lynn Gallian (RE: related document(s) <a href="#">600</a> Notice of Appeal and Statement of Election (Official Form

		417A)). (Blank, Christopher) (Entered: 04/28/2025)
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**TRANSCRIPTS OF HEARINGS**

**DATE OF HEARING**

**TIME OF HEARING**

3/4/2025 (Santa Ana)

11:00 A.M.

3/27/2025 (Santa Ana)

11:00 A.M.

4/10/2025 (Santa Ana)

9:30 A.M.



## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

2973 Harbor Blvd. #506, Costa Mesa, CA 92626

A true and correct copy of the foregoing document entitled (*specify*):

### APPELLANT'S DESIGNATION OF RECORD ON APPEAL

will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) April 28, 2025, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

See Attached

☐ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On (*date*) \_\_\_\_\_, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

April 28, 2025 Christopher L. Blank  
Date Printed Name

/S/Christopher L. Blank  
Signature

**SERVICE LIST**

8:21-bk-11710-SC Notice will be electronically mailed to:

Bradford Barnhardt on behalf of Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates

bbarnhardt@marshackhays.com, bbarnhardt@ecf.courtdrive.com, alinares@ecf.courtdrive.com

Bradford Barnhardt on behalf of Interested Party Courtesy NEF

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Bradford Barnhardt on behalf of Plaintiff Houser Bros. Co.

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Christopher L Blank on behalf of Attorney Christopher L. Blank, Attorney at Law, PC

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Christopher L Blank on behalf of Debtor Jamie Lynn Gallian

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Brandon J. Iskander on behalf of Plaintiff The Huntington Beach Gables Homeowners Association  
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Shantal Malmed on behalf of Interested Party Courtesy NEF  
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Laila Rais on behalf of Plaintiff Houser Bros. Co.

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Valerie Smith on behalf of Interested Party Courtesy NEF  
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United States Trustee (SA)  
ustpreion16.sa.ecf@usdoj.gov

8:21-bk-11710-SC Notice will not be electronically mailed to:

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Laguna Hills, CA 92653

Michael D Poole on behalf of Plaintiff The Huntington Beach Gables Homeowners Association  
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